

Building Codes and Engineering Standards (International)

The City of Flagstaff adopted 2003 International Building Code, 2003 International Residential Code, 2003 International Plumbing Code, 2003 International Fuel Gas Code, 2003 International Existing Building Code, 2003 International Mechanical Code and 2005 National Electrical Code with the City of Flagstaff 2005 Building Code Amendments on 17 May 2005. [Supplemental codes include the 1997 Uniform Code for the Abatement of Dangerous Buildings, 1997 Uniform Housing Code, and the 1997 Uniform Administrative Code]. These codes were adopted by City of Flagstaff Resolution 2005-47 on 3 May 2005 and City of Flagstaff Ordinance 2005-13 on 17 May 2005. The Project Review Section will enforce the new Codes on Monday, 6 June 2005 for all plan submittals made. Plans submitted prior to that date will be inspected and reviewed under the previous 1997 UBC and 1999 NEC editions. A new Ordinance, 2006-35 amended the City Codes, Title 4, on 2 January 2007 and went into affect on 2 February 2007.

Some critical items for designers:

Wind Speed, 90 mph for exposure B and C.

Seismic Design Category: "C"

Snow load: 40 PSF roof snow load (starting 2 February 2006, this also applies to **new** Manufactured Housing purchased and set-up inside City Limits)

Floor load: 40 PSF

Termite: Moderate to Heavy

Frost Depth: 30 inches

Decay: Moderate

Winter Design Temperature: 4 degrees (F)

Ice Shield Under-layment Req'd: Yes

Air Freezing Index: 1014

Mean Annual Temperature: 45.4 degrees

Note: Starting 1 July 2006, all commercial installations (new and replacement) urinals must be waterless.

Engineering Standards:

These can be found in PDF and Autocad format (as well as Text) under Community Development portion of the web page, Engineering Standards

